

Crows nest NSW 2065

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -3	MEDIAN PRICE \$2,437,500 +132%	AVERAGE PRICE \$2,699,375 +57%
HIGHEST SALE \$7,810,000	LOWEST SALE \$870,000	TOTAL VALUE \$37.22M

POSTCODE 2065 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$900	AVERAGE WEEKLY RENT \$973	OBSERVATIONS 220
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Figures cover the entire 2065 postcode area, not Crows nest alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$2,437,500 +132%	AVERAGE PRICE \$2,699,375 +57%	TOTAL SALES 10 -23%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (80%)
Offices		2 (20%)

KEY MARKET INSIGHTS

- 10 properties settled in Crows nest NSW 2065 in July 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 132% to \$2,437,500, up from \$1,050,000 in June.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for offices (2).
- Prices ranged widely — from \$870,000 to \$7,810,000, a spread of \$6,940,000.
- The standout sale was 701/34 HUME ST at \$7,810,000 on 24 Jul — 220% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
701/34 HUME ST	Office	\$7,810,000	24 Jul
801/34 HUME ST	Office	\$7,810,000	24 Jul
362 MILLER ST	Residential	\$5,000,000	24 Jul
505/61 ATCHISON ST	Residential	\$4,250,000	15 Jul
27 EMMETT ST	Residential	\$3,125,000	13 Jul
78 ALBANY ST	Residential	\$2,725,000	15 Jul
1/85 BURLINGTON ST	Residential	\$2,150,000	20 Jul
317/78 A ALBANY ST	Residential	\$1,780,000	27 Jul
101/31 FALCON ST	Residential	\$1,695,000	9 Jul
302/220 PACIFIC HWY	Residential	\$870,000	27 Jul